

### Unit 8, East Mall, Paul Street Shopping Centre, Cork City.



**021 427 77 17**

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Extremely well positioned ground floor retail unit extending to some 305 sq ft approx.

The unit benefits from a glazed façade and unrivalled positioning within the Paul Street Shopping Centre, immediately fronting the main entrance doors on to Rory Gallagher Place to capitalize on the phenomenal levels of continuous footfall to both the Centre and to the multi-storey car park.

Adjoining occupiers in the centre include Tesco, O'Briens Sandwich Bar, Porters, Sky, Lee Travel, Holland & Barrett, Caspian Barbers, Elysees Beauty Salon, with additional surrounding occupiers such as The Linen Weaver, Ali's Kitchen, Nandos, Boots and Opera Lane.

Paul Street Shopping Centre, anchored by a 30,000 sq.ft Tesco Store, has the benefit of being attached to Cork's largest multi-storey car park with over 730 car spaces in total.

**Viewings Strictly By Appointment With Sole Agency**

**TO LET**

## Location:

Paul Street Shopping Centre is located in the heart of Cork City just 100 metres from Patrick Street and at the centre of all Cork's newest retail developments at Cornmarket Centre, Half Moon Street & Opera Lane.

## Accommodation:

FLOOR	SQM	SQFT
Ground Floor	28.3	305
Total Available Approx.	28.3	305

## Rates:

€3,500 approx. (2019)

## Service Charge:

€3,800 approx. plus VAT (2019)

## Insurance:

€765 approx. (2019)



For Identification & Guidance Purposes Only

## Viewing:

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

**E-mail:** [rcoughlan@cdacork.com](mailto:rcoughlan@cdacork.com)

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